

FINAL

MONTEREY COUNTY ZONING ADMINISTRATOR

August 12, 2004

MINUTES

A. ROLL CALL:

Present:	Environmental Health	Laura Lawrence
	Water Resources	Tom Moss
	Public Works	Bryce Hori
	Zoning Administrator	Mike Novo
	Senior Secretary	Linda Rotharmel

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: The Minutes for the July 8, 2004, meeting were approved.

D. DESIGN APPROVALS: None Scheduled

E. SCHEDULED ITEMS:

1. HYLES MARK (PLN030535)

The Zoning Administrator described the project, staff's recommendation to table the item, and after discussion the project was tabled.

2. ALEXANDER BLOCK LIMITED (PLN030523)

The Zoning Administrator described the project and added Evidence (b) to Finding 2 and changed Finding #4 to reflect Title 20.

David Blockhus, applicant, accepted conditions.

There was discussion on a two-story over one-story family dwelling.

After discussion, the Zoning Administrator approved the Combined Development Permit based on the amended Findings and Evidence and subject to the proposed Conditions of Approval.

3. HOLLAND PHILO & CAROL (PLN040205)

The Zoning Administrator described the project, added Evidence (d) to Finding 3 and Evidence (c) to Finding #4.

John Erlandson, architect for project, accepted the conditions.

After discussion, the Zoning Administrator approved the Combined Development Permit based on the amended Findings and Evidence and subject to the proposed Conditions of Approval.

4. GRAHAM WILLIAM & KIM (PLN030542)

The Zoning Administrator described the project and amended Condition #1 to add that skylights are not approved as part of this permit.

William Graham, applicant, accepted the conditions.

There was discussion on the skylights.

Tom Moss, Water Resources Agency, stated the house is in the floodplain and an Elevation Certification will need to be on file.

After discussion, the Zoning Administrator approved the Combined Development Permit based on the Findings and Evidence and the amended Conditions of Approval.

5. MACGOWAN KATHERINA (PLN040004)

Colin Gallagher presented the project stating the Grading Inspector did a site visit on August 11, 2004, and there was no apparent violation of grading on the site. Mr. Gallagher received correspondence from John Bridges, Jim Huey, and Anna Robbins. The concerns were work not permitted on property, windows, deck, fireplaces, utility easements, height, setbacks, and odors created by smoke carried by wind. Staff recommended approval and if there was a height issue, to add a benchmark condition to conform to the Zoning Ordinance.

There was discussion on drainage.

The Zoning Administrator stated there was an error in the Public Notice and the project will need to be re-noticed.

Joe Deubets addressed height issues, grading, drainage, septic system, and leach line.

The Zoning Administrator requested issues be resolved on drainage, height issue, and alleged violation before the next hearing date.

John Bridges, representative for Mrs. Olson, spoke on the continuance issues and gave additional information on the violation. Mrs. Olson will grant easement for proof of compaction and grading. It was requested a condition be added prior to issuance of Building Permit.

Bea Olson spoke on the concerns of CalAm's overflow and natural flow.

Mr. Gallagher addressed the issue and stated the Inspector included adjacent (Olson) and CalAm property, and there was no violation.

The Zoning Administrator suggested Mr. Bridges meet with the Grading Inspector.

Joe Deubets discussed the oversized pipe, referred to engineer calculations, and checked with CalAm and the concern is not to damage anything.

Tom Moss, Water Resources Agency, stated that they have a standard drainage condition and will look at the plan to ensure it will be adequate.

After discussion, the Zoning Administrator “Tabled” the project to resolve the issues.

6. CASNER LARRY (PLN040119)

Jacqueline Onciano presented the project, recommended deleting Condition #4, replaced the site plan showing an area for employee and customer parking, storage areas, and outdoor repair areas, replaced Condition #12(a) to state that the water system shall comply with NFPA Standard 1142, and recommended approval of the Use Permit.

The Zoning Administrator was concerned with landscaping and screening along property line, and potable water supply on site.

Larry Casner, owner, stated he bought the property back in 1979 for agricultural pest control inspection, and addressed trailers on railroad property, water, no one living on property, landscaping, and would like permit to be transferable if he sold property.

The Zoning Administrator stated the property is for tenant of general auto repair of agricultural trucks and limited to agricultural support repair. He also explained that the permit goes with the property.

Staff recommended screening (mesh), not landscaping and maintenance.

Mr. Casner addressed issues relating to water and the fire department, did not feel mesh was needed on railroad side of property, only Market Street side and neighbor had given him use of his well.

Ms. Onciano stated the application is not only for a Use Permit, but also recommending property be used as a support facility for parking of trucks, and requested adding Evidence to Finding #1 for use of a similar character to an agricultural support facility, in accordance with Section 21.30.050.E of the County Code and Evidence PLN020015, modified Condition #1 to reflect repair of agricultural equipment and vehicles in the Greater Salinas area, Condition #4 to a site plan, Condition #12 water system shall comply with NFPA Standard 1142, added new Condition #18 that the fence along the south and east sides of the property have screening materials built into the fence and screening material shall be maintained to provide visual screening, and amended Finding #5 to reflect agricultural support facility.

There was discussion regarding the change of agricultural support facility and repair of agricultural equipment and vehicles.

After discussion, the Zoning Administrator approved the Use Permit based on the amended Findings and Evidence (Finding #1 adding Evidence that the use is of a similar character to an agricultural support facility, in accordance with Section 21.30.050.W of the County Code and PLN020015) and subject to the amended proposed Conditions of Approval (Condition #1 modified to state for the repair of agricultural equipment and vehicles located at 1201 W. Market Street in the Greater Salinas area, delete Condition #4 Road Access and replace with site plan shall be submitted designating the area for employee and customer parking, storage areas, and outdoor repair areas and designate the types of uses occurring in each building, amend Condition #12 (a) to water system shall comply with

NFPA Standard 1142, and add Condition #18 to reflect fence along the south and east sides of the property (property shall have screening materials built into the fence and maintained to provide visual screening).

7. RYAN JONATHAN & LEANNE (PLN030553)

The Zoning Administrator stated staff recommended a continuance to September 9, 2004 to allow the applicant time to address issues.

After discussion, the Zoning Administrator continued the item to September 9, 2004.

F. OTHER ITEMS: None

G. ADJOURNMENT: The meeting was adjourned at 11:30 a.m.

ATTEST:

MIKE NOVO
Zoning Administrator

MN/lmr